



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0006

PROPERTY LOCATION: 1617 King Street

TAX MAP REFERENCE: 063.04-15

ZONE: KR

APPLICANT:

Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, VA 22312

PROPOSED USE: Convenience Store

[**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michael R. Vanderpool, Esquire

Print Name of Applicant or Agent
Vanderpool, Frostick, & Nishanian, P.C.

9200 Church Street, Suite 400
Mailing/Street Address

Manassas, Virginia 20110

City and State

Zip Code

Signature

Date

(703) 369-4738

(703) 369-3653

Telephone #

Fax #

mvanderpool@vfnlaw.com

Email address

ACTION-PLANNING COMMISSION:

DATE:

ACTION-CITY COUNCIL:

DATE:

SUP # 2011-0006

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1617 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Convenience Store use as
(use)
described in this application.

Bob Lyman, Chief Financial Officer
Naval Reserve Association, Inc.

Name: _____

Phone: 703-548-5800

Please Print
Address: 1619 King Street, Alexandria, VA 22314

Email: bob.lyman@ausn.org

Signature: Bob Lyman

Date: 01/18/2011

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

IYG Holding Co.

4-1-4 Shibakoen

Minato-Ku, Tokyo

Japan 105

72.51% of common stock

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. IYG Holding Co.	4-1-4 Shibakoen Minato-Ku, Tokyo Japan 105	72.51% of common stock
2. No other stock holder owns more than 10%		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Association of the United States Navy, Inc.	1619 King Street Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. IYG Holding Co.	NONE	N/A
2. Association of the United States Navy, Inc.	NONE	N/A
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/28/11
Date

Michael R. Vanderpool
Printed Name

Signature

SUP 2011-0006

**SPECIAL USE APPLICATION
7-Eleven, Inc.**

1617 King Street, Alexandria

**WRITTEN NARRATIVE
January 14, 2011**

A Convenience Store Is Proposed For Upper King Street

7-Eleven, Inc. ("7-Eleven" or "Applicant") is the Applicant in this Special Use Permit ("SUP") application to allow a new convenience store use. 7-Eleven is the lessee of a portion of the building located at 1617 King Street, which is located on a parcel of land containing 6,285 square feet of land identified as Tax Map Parcel Number 063.04-06-15 ("Property"), owned by the Naval Reserve Association, Inc. ("Reserve Association"). The Reserve Association also owns the two adjacent land parcels of land identified as Tax Map Parcel Number 063.04-06-14, containing 2,530 square feet of land, and Tax Map Parcel Number 063.04-06-13, containing 2,760 square feet of land. Although the target market is pedestrian, these two adjacent parcels can be used to provide parking and loading areas, as may be required by City requirements, in support of the proposed convenience store.

The building area leased by 7-Eleven is approximately 2,011 square feet ("Tenant Space") located in the first floor east side of the existing three story building located on the Property and known as the Mellish & Weeks Building ("Building"). The Mellish & Weeks Building contains a total of 7,126 square feet of retail and office and is located near the northwest quadrant of the intersection of King Street and Harvard Street. The building and parking lots are not located in the Historic District which lies to the east of Harvard Street.

The Convenience Store Is A Permitted Special Use

7-Eleven requests approval of a Special Use Permit ("SUP") to occupy, open, and operate a convenience store within the King Street ("KR") urban retail zone. This request is pursuant to The City of Alexandria Zoning Ordinance, §6-702. A(2)(d). which allows a convenience store, located on the ground floor, as a special use.

The flexible zoning of the King Street urban retail zone is intended to enhance the long term vitality of King Street, by encouraging active pedestrian retail uses rather than office and other non-active uses on the ground floor of buildings. The Store will fill space that has been vacant for an extended period.

The Convenience Store Fulfills The Stated Purpose Of The KR Zone

The area surrounding the proposed convenience store is occupied by mixed retail, hotel and office uses, with residential uses to the north along Harvard Street. The Store will integrate well into the existing community and will provide a valuable service to occupants of the mixed commercial uses and to residents of the immediate neighborhood. The convenience store use will fulfill the stated purpose of the King Street urban retail zone as reflected in 6-701 of the Zoning Ordinance, which is intended to utilize strategic and flexible zoning to enhance the long term vitality of the street by encouraging retail and other active uses and discouraging office and other non-active uses on the ground floors of buildings. Providing a neighborhood convenience store with evening and weekend hours of operation is one strategy that will (i) provide patrons for the desired ground floor retail uses; (ii) provide shopping convenience for the existing nearby residential uses; and (iii) convert a previous office use into a desired, pedestrian oriented, active, retail use.

High Turnover, High Vacancy Stymie King Street's High Potential

Recently, the high business turnover and the high vacancy rate along King Street were cited as major factors frustrating the envisioned high potential of the KR zone for quality economic development, King Street Retail Analysis (2009), prepared by Gibbs Planning Group, Inc. ("Gibbs Report"). Although it has been estimated that Old Town can support 250,000 square feet of additional retail and restaurant space,¹ it has also been noted that business turnover rate and commercial vacancies along King Street are high compared to other shopping areas.² Analyzing the high turnover and numerous vacancies, the Gibbs Report pointed out that "local residents must drive to suburban strip centers and malls for most of their essential goods and services."³

These findings echo the King Street Retail Strategy adopted by the City Council in June of 2005, which reflected that there was potential demand in the corridor for 11,000 square feet of convenience food store uses.⁴ 7-Eleven's business model focuses on service to the needs of the local neighborhood residents and business employees in the vicinity of each convenience store. The King Street shopping experience is a pedestrian oriented experience, and 7-Eleven intends to target the locally based pedestrian market area with a pedestrian oriented urban store.

Old Town has an estimated employment base of over 73,000 workers of which approximately 80% work in offices and make a significant contribution to consumer

¹ Gibbs Planning Group, Inc., King Street Retail Analysis, §1.1, p. 1, June 15, 2009.

² Id., S2.1, p.5, 2009.

³ Id., §2.1, p.5, 2009.

⁴ King Street Advisory Committee, King Street Retail Strategy, §9 Strategy Implementation, P.13, 2005.

SEP 2011-0006

expenditures.⁵ There is no comparable convenience goods retailer in the Upper King Street area. If 7-Eleven is successful in attracting the local worker population, it will be forwarding the goals of the Gibbs report: if long term retail tenants aimed at capturing the spending of local employees and residents that is now occurring elsewhere can be attracted to the King Street vacant spaces, it has been estimated that in excess of \$100 million in additional sales revenue would be generated.⁶

The 7-Eleven business model is centered on a varied product selection coupled with quick service, making a 7-Eleven convenience store the “go to” place for the neighborhood. This use will fill the need for “adequate, moderately priced, quick-service establishments to serve employees and visitors”,⁷ the vital retail environment vision for King Street. 7-Eleven has demonstrated its ability to adapt its stores to the varied shapes, sizes, and facades of urban retail tenant space.

As a national retailer, 7-Eleven has the resources, experience, and team to successfully implement its plan to serve the local community, preserve the ambiance of the King Street location, and to operate the local convenience store in a manner that is consistent with neighborhood specific conditions cooperatively developed during the permit process. The 7-Eleven development team is committed to provide a site specific design tailored to fit the unique constraints of the Mellish & Weeks Building space, façade, site, and neighborhood.

⁵ King Street Retail Analysis, §3.3, p.22, 2009.

⁶ Id., S1.1, p.1, 2009.

⁷ King Street Retail Strategy, §2, p.2, 2005.

Sup 2011-0006

There Will Be No Changes Incompatible With The Nearby Historic District

Even though not actually in the Historic District, 7-Eleven desires to maintain the streetscape integrity; therefore, the Convenience Store will be located in the existing Building without major exterior alterations, thereby maintaining architectural compatibility with surrounding buildings.

The only modifications to the front (south) façade will be adding the 7-Eleven store signage within the existing façade blue sign band and modification of the front entranceway to replace the existing single, solid, front entrance door with a wider commercial glass and metal frame door. Maintaining the existing façade will contribute to the unique, well detailed storefront standard set for King Street and will avoid the “repetitive, off-the shelf, aluminum storefront components that tend to result in repetitive storefront designs.”⁸ This adaptation by 7-Eleven to the unique characteristics of King Street will fulfill an implementation strategy set in place in 2005, to encourage national retailer “store facades to conform to the historic character and design principles for King Street storefronts . . .”⁹

There will be no modifications to the side (east) façade. At the rear (north) façade, 7-Eleven will be installing an 800 amp 3-phase 120-240 volt building electric service, a 200 amp building electric service, and a 600 amp 3-phase 120-240 volt tenant electric service. All the separate meters, risers, conduits, and switchgear required by the utility company will be installed on or at the rear façade of the Building.

⁸ Id, §2, p.8, 2005.

⁹ Id, §4, p.10, 2005.

The Convenience Store Is Designed To Attract Pedestrians By Its Upgraded Interior

The Gibbs Report recommended that the City attract leading retailers who maintain extended hours, especially to Upper King Street, to promote a more active evening streetscape creating an active pedestrian presence on street to better serve the needs of the surrounding neighborhoods.¹⁰ 7-Eleven will reconfigure the ground floor Tenant Space to accommodate a retail use specifically directed at attracting the urban resident and employee pedestrian shopper. The attached plans show the reconfigured Tenant Space and site plan.

Enhanced finishes

To provide the inviting appearance that will brighten the interior spaces and attract the passing-by pedestrian, the interior wall, ceiling, and floor colors will be near white. Counter tops, cabinets and displays will also be light colored. 7-Eleven, Inc. agrees to provide Store interior colors similar to those shown in attached exhibits.

In keeping with the neighborhood aesthetic and to maintain the brightness of the interior, the wall coverings will generally be ceramic tile to the height of the wall displays with wallboard above. Floor coverings will be ceramic type tile and the ceiling will be a commercial suspended ceiling system. 7-Eleven, Inc. agrees to provide Store interior finishes similar to those shown in attached exhibits.

Lighting fixtures

To accentuate the proximity to the historic district and the urban nature of the Store, accent pendant lighting fixtures will be provided in addition to the lighting fixtures integrated into the suspended ceiling grid. All lighting fixture placement shall be coordinated with the

¹⁰ King Street Retail Analysis, §7.2, p.50, 2009.

display layout. 7-Eleven, Inc. agrees to provide Store interior lighting fixtures similar to those shown in attached exhibits. It has been recommended that the City take actions to improve street lighting along King Street, and to encourage store owners to “leave display window lighting on until 11:00 p.m. and during weekends.”¹¹ The 7-Eleven convenience store’s continuous operation will provide brightness and promote legitimate pedestrian activity in the area.

Floor layout

As part of the strategy to create an inviting interior space, the Store floor layout will maintain an open layout adjacent to the front windows, with only low height display units at the front windows, to allow clear view from the sidewalk area into the Store. Product displays shall be situated similar to those shown in attached exhibits.

Well maintained window displays

The first floor King Street façade reflects the nearby Historic District. Because 7-Eleven, Inc. recognizes the importance of the aesthetics of the existing building façade, doors, and windows, 7-Eleven, Inc. agrees that the windows shall not be opaque or otherwise obstructed and that window displays will be limited in nature and well maintained so that open views into the Store space will be provided.

Trademark signage

7-Eleven, Inc. is proposing an urban store with sidewalk oriented signage that is specifically designed to attract the neighborhood pedestrian rather than the by-passing vehicular customer. Signage will be similar to those shown in attached exhibits and will include two internally illuminated, colored, trademark “blade” or projecting wall mounted signs. There will

¹¹ Id., §2.5, p.13, 2009.

also be one internally illuminated, colored, trademark wall mounted façade sign, which will be mounted within the existing blue sign band over the front entrance.

The Convenience Store Fulfills A Residential Neighborhood Need

King Street businesses have been described as too geared for tourists and not offering goods and services that local residents need.¹² Thus, even though living in a vibrant urban neighborhood, “local residents must drive to suburban strip centers and malls for most of their essential goods and services.”¹³ The Upper King Street retail zone, described as extending from North Payne to the Metro station, is home to new hotels and emerging businesses,¹⁴ is adjacent to residential neighborhoods, and has the least amount of pedestrian and tourist traffic.¹⁵ Accordingly, Upper King Street retailers are primarily focused on local retail.¹⁶ The 7-Eleven store conforms to this neighborhood metric and will fill the need for a local convenience retail store selling a variety of goods, including food and beverages.

The 7-Eleven, Inc. Store will provide quick and convenient shopping for goods typically purchased in small quantities for consumption off the store premises. The Store is proposed to be open 24 hours a day, 365 days a year, to provide the 7-Eleven branded superlative “after hours” walk-up convenience for nearby residents of the medium density residential neighborhood (RB zoning district), just to the north of the Property along Harvard Street, and residents of upper floor residential along King Street. The Store will provide a new degree of 24 hour convenience within walking distance providing an incentive to avoid vehicle trips when

¹² Id., §4.1, p.26, 2009.

¹³ Id., §2.1, p.5, 2009.

¹⁴ Id., §5.2, p.36, 2009.

¹⁵ Id., §5.1, p.32, 2009.

¹⁶ Id., Fig. 31, p.30, 2009.

shopping for sundry items, thus promoting legitimate pedestrian traffic during periods when other commercial activities may be dormant. The Store will have an A.B.C. license for off-premises sale of beer and wine between the hours of 6:00 a.m. and midnight.

The Convenience Store Is A Considerate And Clean Neighbor

Trash generated by a 7-Eleven convenience store is typically solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash will be deposited in an outside closed dumpster located at the northwest corner of Tax Map Parcel Number 063.04-06-14. Trash will be picked up by a private hauler on a regular basis. Access for pickup is by the public alley off Harvard Street, and pick up of trash will be limited to the hours between 7:00 a.m. and 11:00 p.m.

Store employees will perform daily litter walks to pick up litter around the Store and the north side public sidewalk along King Street and the west side public sidewalk along Harvard Street right-of-way adjacent to Tax Map Parcel Number 063.04-06-15, Tax Map Parcel Number 063.04-06-14, and Tax Map Parcel Number 063.04-06-13.

The SUP For The Convenience Store Should Be Approved

The 7-Eleven convenience store SUP application meets the criteria for approval of an SUP in the City of Alexandria as detailed below:

Special Use Permit Approval Criteria	How The 7-Eleven, Inc. Convenience Store Meets The Criteria For Approval
<hr/>	<hr/>
1. The use for which the SUP is sought will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.	A convenience store is permitted as a ground floor special use under §6-702(A)(2)(d) of the City Zoning ordinance. The area surrounding the proposed 7-Eleven, Inc. convenience store location is occupied by mixed uses including both

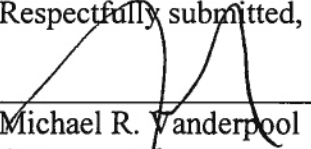
SUP 2011-0006

-
- | | |
|--|--|
| | commercial and residential uses. The Store will integrate well into the existing community and will provide a valuable service to residents of the immediate neighborhood. There are no impacts that will adversely impact the health or safety of the residents or persons working in the area. |
| 2. The Use will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. | The Store is proposed to be located in an existing building eliminating concerns about architectural compatibility with surrounding buildings and 7-Eleven, Inc. will provide the tenant renovations needed to accommodate retail uses. Waste will be appropriately handled. |
| 3. The use will be in accord with the purposes of the City's King Street Retail Strategy and Zoning Ordinance. | This use will fulfill the stated purpose of the King Street urban retail zone and King Street Retail Strategy, which are intended to utilize strategic and flexible zoning to enhance the long term vitality of the street by encouraging retail and other active uses and discourage office and other non-active uses on the ground floor of buildings. |
| 4. The applicant will comply with all regulations and provisions of law. | 7-Eleven, Inc., a national corporation, is well experienced in convenience store management and will comply with all regulations and provisions of law. |

The nature of the proposed convenience store use and its scale of operations will be compatible with the Upper King Street commercial neighborhood, the Harvard Street residential neighborhood, and will provide a needed amenity for the residential, office, and hotel use components. 7-Eleven will continue to work closely with the landlord and the City of Alexandria to refine the plan for the Tenant Space in accordance with the SUP. Approval of the requested SUP will permit the Store to provide convenience shopping for residents and day time occupants of the immediate Upper King Street neighborhood.

Sup 2011-0006

Respectfully submitted,



Michael R. Vanderpool

Attorney at Law

Vanderpool, Frostick & Nishanian, P.C.

9200 Church Street, Suite 400

Manassas, VA 20110

703-369-4738

703-369-3063 (Fax)

mvanderpool@vfnlaw.com

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____
5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Approximately 1,100 to 1,500 customers per day.

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Maximum of four employees per shift.

Approximately twelve employees total.

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--|---|
| Day: 365 Days per year

_____ | Hours: 24 Hours per day

_____ |
|--|---|
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No significant noise beyond that generated by typical retail business

activities.

- B. How will the noise be controlled?
No significant noise from patrons anticipated.

8. Describe any potential odors emanating from the proposed use and plans to control them:

No significant odors generated by use.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical solid waste from small retail establishment (consisting largely of paper, cardboard and plastic).

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Approximately 32 yards of trash and 16 cubic yards of recyclables per week.

- C. How often will trash be collected?

Once a day pick ups

- D. How will you prevent littering on the property, streets and nearby properties?

Applicant will have employees pick up litter twice each day on the property and on the north side sidewalk within 50 feet of the store front entrance

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

SUP # 201-0006

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Store will implore standard 7-Eleven crime prevention protocol, will have
internal closed circuit tv cameras and a monitored alarm system

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Alcohol sales will be limited to the hours between 6 am and 12 midnight
each day in accordance with Virginia ABC license for off premises sales.

There will be no sales of "singles" per City of Alexandria policy.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

5 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site☐ off-site

If the required parking will be located off-site, where will it be located?

Along east side of parking lot located at 100 Harvard St., Tax Map# 063.04-6-13
 within 40 feet of 1617 King Street

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? None

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur?

10 am to 10 pm, large truck deliveries will be scheduled to comply with

the City of Alexandria Noise Ordinance

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Once per day

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing street facilities are adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

2,011 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2,011 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

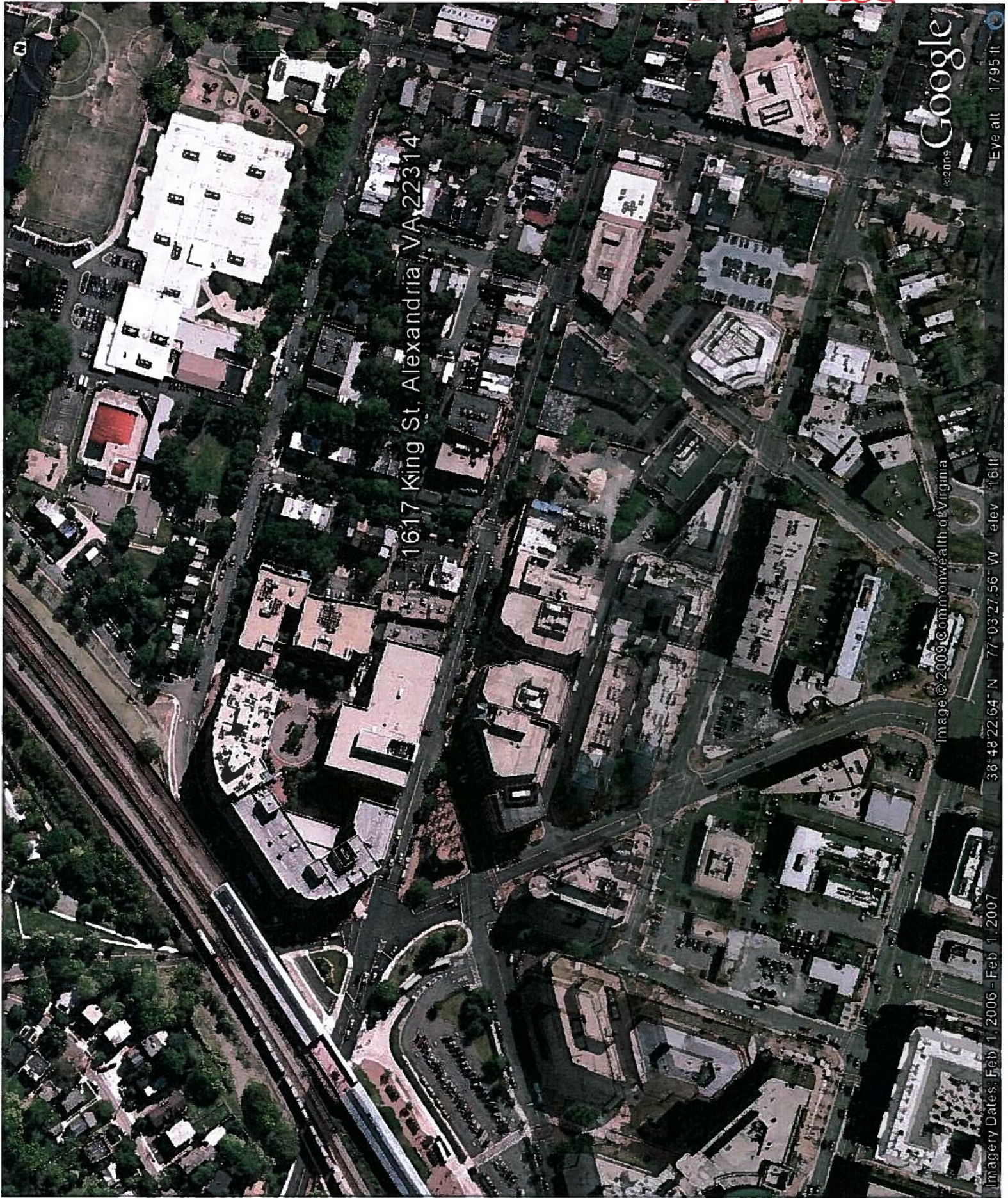
☐ a shopping center. Please provide name of the center: None

☒ an office building. Please provide name of the building: Mellish & Weeks Building

☐ other. Please describe: _____

End of Application

SUP 2011-0004



1617 King St. Alexandria, VA 22314

Google

Image © 2009 Commonwealth of Virginia

Imagery Dates: Feb 1, 2006 - Feb 1, 2007

38°48'22.64" N 77°03'27.56" W elev 161ft

Eye alt 1795 ft

54000-0006



1617 King St, Alexandria, VA 22314

Google

Image © 2009 Commonwealth of Virginia

Imagery Date: Feb 1, 2006

38°48'23.86" N 77°03'26.85" W elev 16 ft

Eye alt 374 ft

SUP 2011-0006

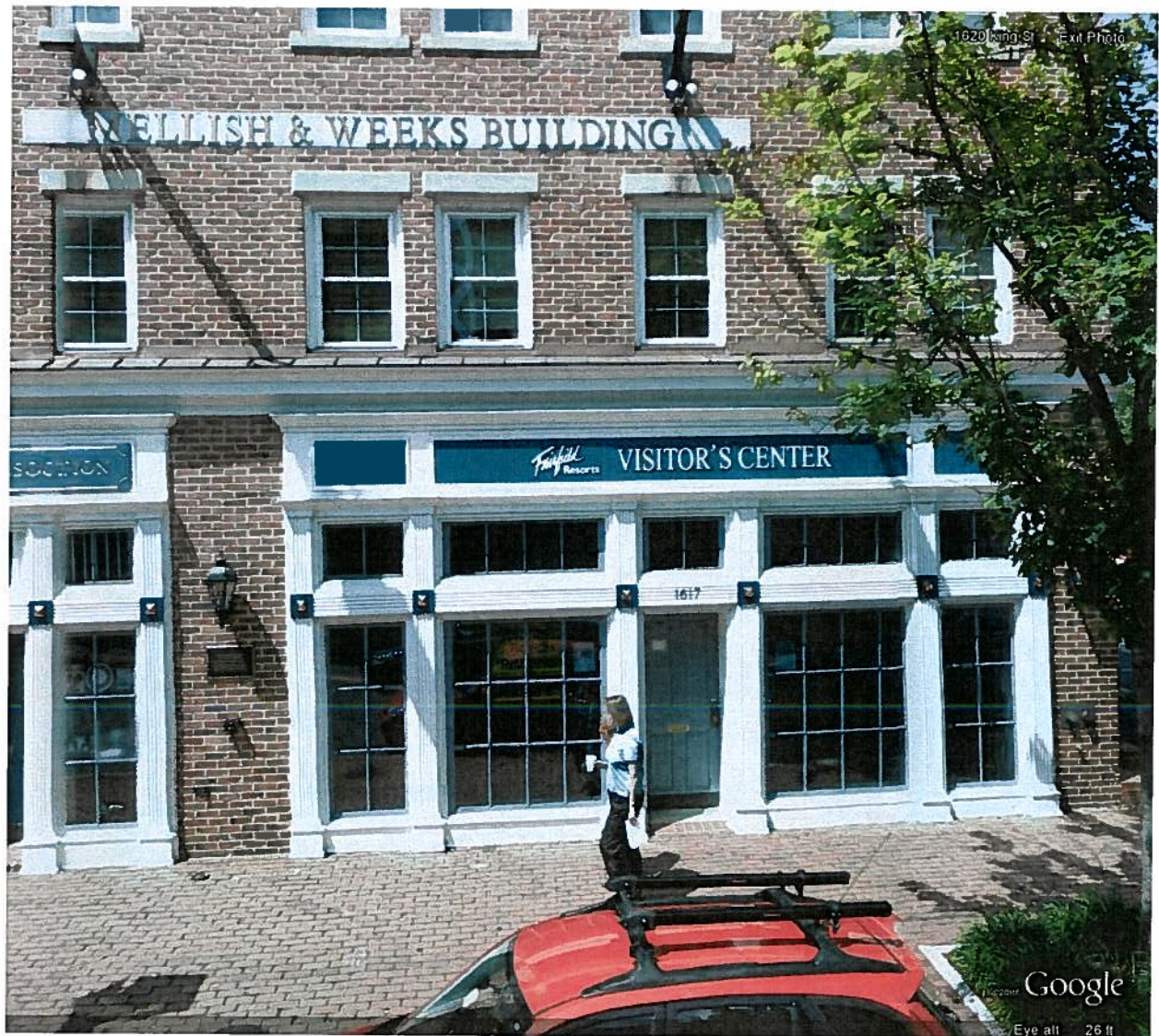
Exhibit C

Building Description

The Building commonly known as 1617 King Street, Alexandria, Virginia, shown on the Site Plan attached hereto as Exhibit F, which Building is hereby deemed to include the following described land together with the building and improvements thereon:

NAVAL RESERVE ASSOCIATION INC	MAP: 063.04-06-15	ACCOUNT: 10095000
LEGAL DESCRIPTION: LOTS 3 & 4 BLK 1 SEC 2 R/S BAGGETT TRACT		BUILDING
1617/1619 King St		SQFT: 7500
NAVAL RESERVE ASSOCIATION INC	MAP: 063.04-06-14	ACCOUNT: 10094500
LEGAL DESCRIPTION: LOT 2 BLK 2 SEC 1 BAGGETT TRACT		BUILDING SQFT: 0
1611 King St		
NAVAL RESERVE ASSOCIATION INC	MAP: 063.04-06-13	ACCOUNT: 10094000
LEGAL DESCRIPTION: LOT 1 BLK 2 SEC 1 BAGGETT TRACT		BUILDING SQFT: 0
100 Harvard St		

SUP 2011-0006




NOTE: THE SCOPE OF EXTERIOR WORK CONSIST IN REPLACING THE EXISTING VISITOR'S CENTER SIGN WITH A NEW 7'-ELEVEN SIGN, SIZED TO FIT INTO THE EXISTING WOOD BAND ABOVE THE ENTRANCE DOOR. NO OTHER EXTERIOR MODIFICATIONS WILL TAKE PLACE.

Sup 2011 - 0006



70002-1102 D05



ARCHITECTURE
ENGINEERING
DEVELOPMENT

7-ELEVEN, INC.
CITY CENTER EAST
2017 F STREET, N.W.
SILVER SPRING, MD 20910
301.441.4781

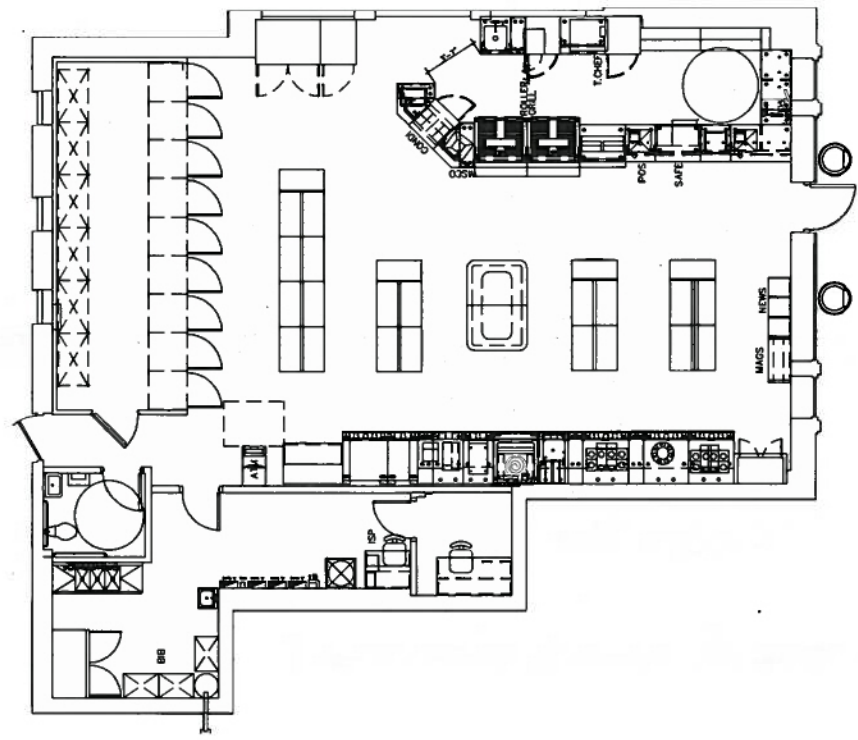
REVISION
DATE:

1021055 FLOOR PLAN D
KING ST @ HARVARD ST
ALEXANDRIA, VA

CHESAPEAKE
DIVISION:

ISSUE DATE: 10/10/08
STORE NO:
APPROVED BY:
DATE ISSUED:
7-ELEVEN
DRAWN BY:

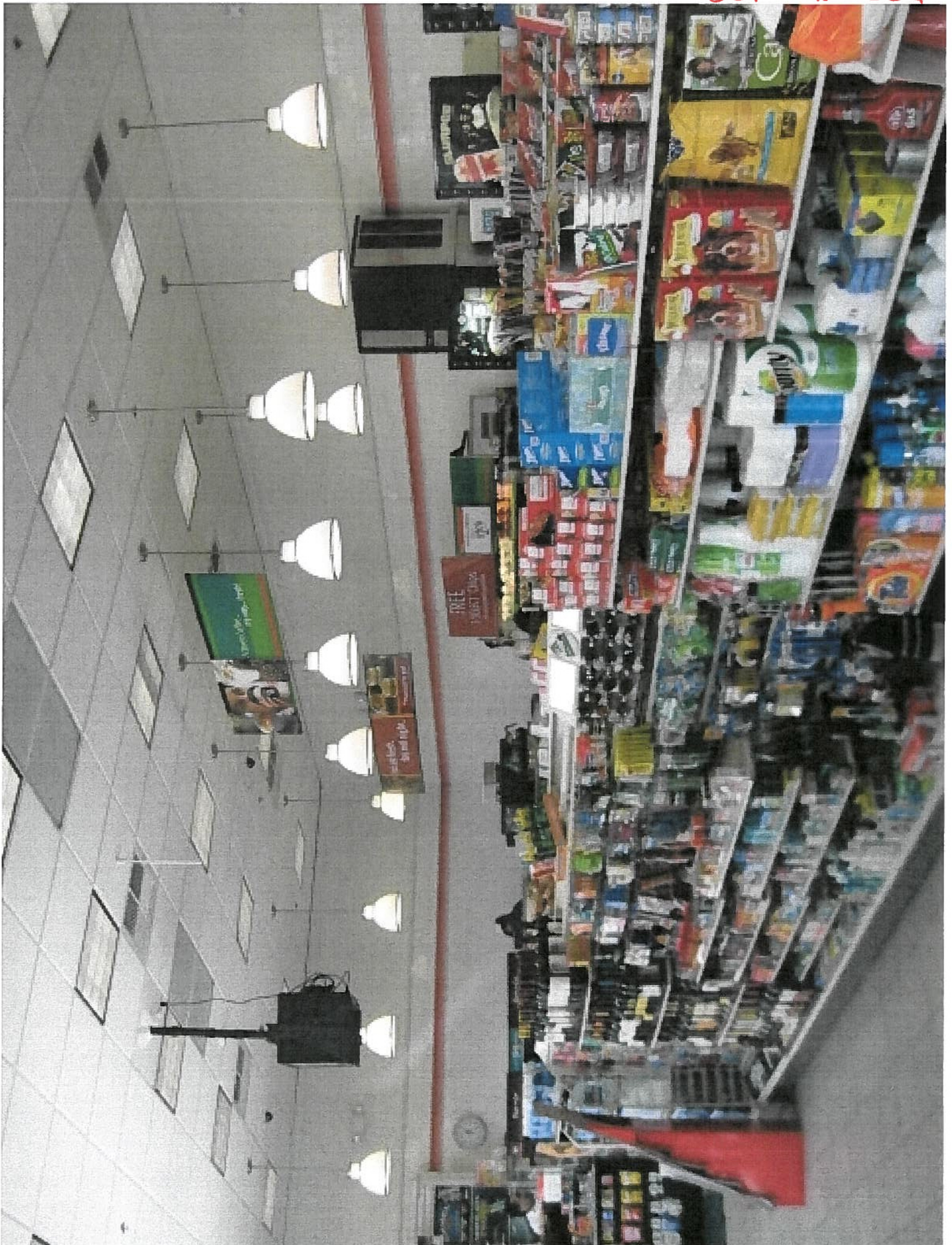
SHEET NO.
FP
OF 1 SHEETS



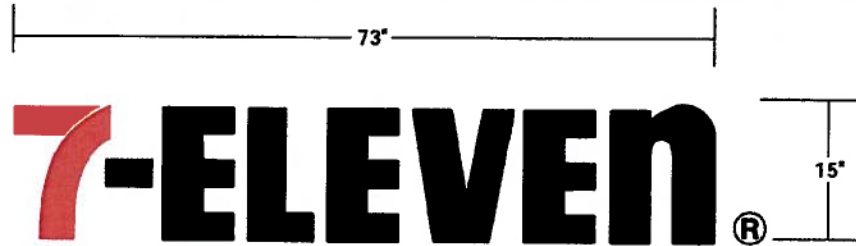
LAYOUT INFORMATION		
DESCRIPTION	QTY	
ROLLER GRILLS	2	
SANDWICH CASE	9	CID ISLAND
VAULT DOORS	2	
LOW TEMP DOORS	1	
ICE MERCHANDISER	1	
NOVELTY CASE	2	
BAKERY CASES	8	
SLURPEE BARRELS	20	
GONDOLA T-UNITS	4	
END CAPS	0	
HIGHWALLS	24	
TOTAL =		2011
TOTAL SQ FT		1266
SELLING FLOOR SQ FT		

B 1021055 FLOOR PLAN D
A1 SC: 1/8"=1'

sup 2011 2004



SUP 2011-0006



SCALE: 3/4" = 1'-0"

1/4" CUT OUT ALUMINUM PAINTED
TO MATCH 7-11 COLORS
1/2" PIN MOUNTED OFF BUILDING




SCALE: NONE

18" x 18" FLAG MOUNT NON-ILLUMINATED SIGN


QTY:1

Approval Signature _____ Date _____

	DATE:	3/8/09
	DRAWN BY:	LARRY
	CHECKED BY:	SW
	FILE:	1011 G ST
	SCALE:	AS NOTED

SUP 2011-0004



Approval Signature		Date
 DOWLING SIGNS, INC. © Copyright 2000 All Rights Reserved	DATE:	3/8/00
	SALESMAN:	LARRY
	DESIGNER:	SW
	FILE:	KING ST
SIGN:		AS NOTED

Sup 201-0006



SCALE: NONE

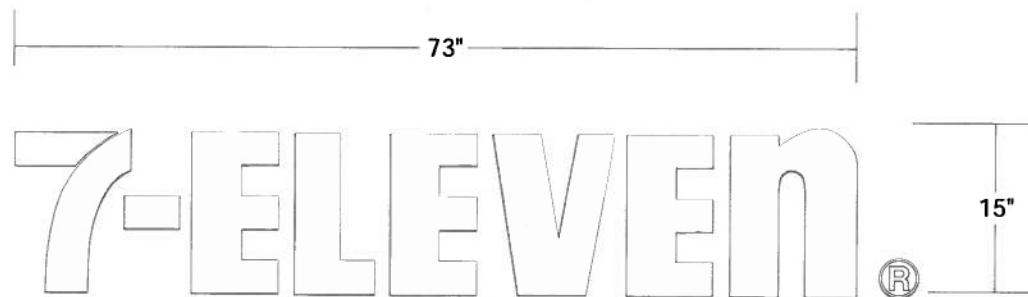
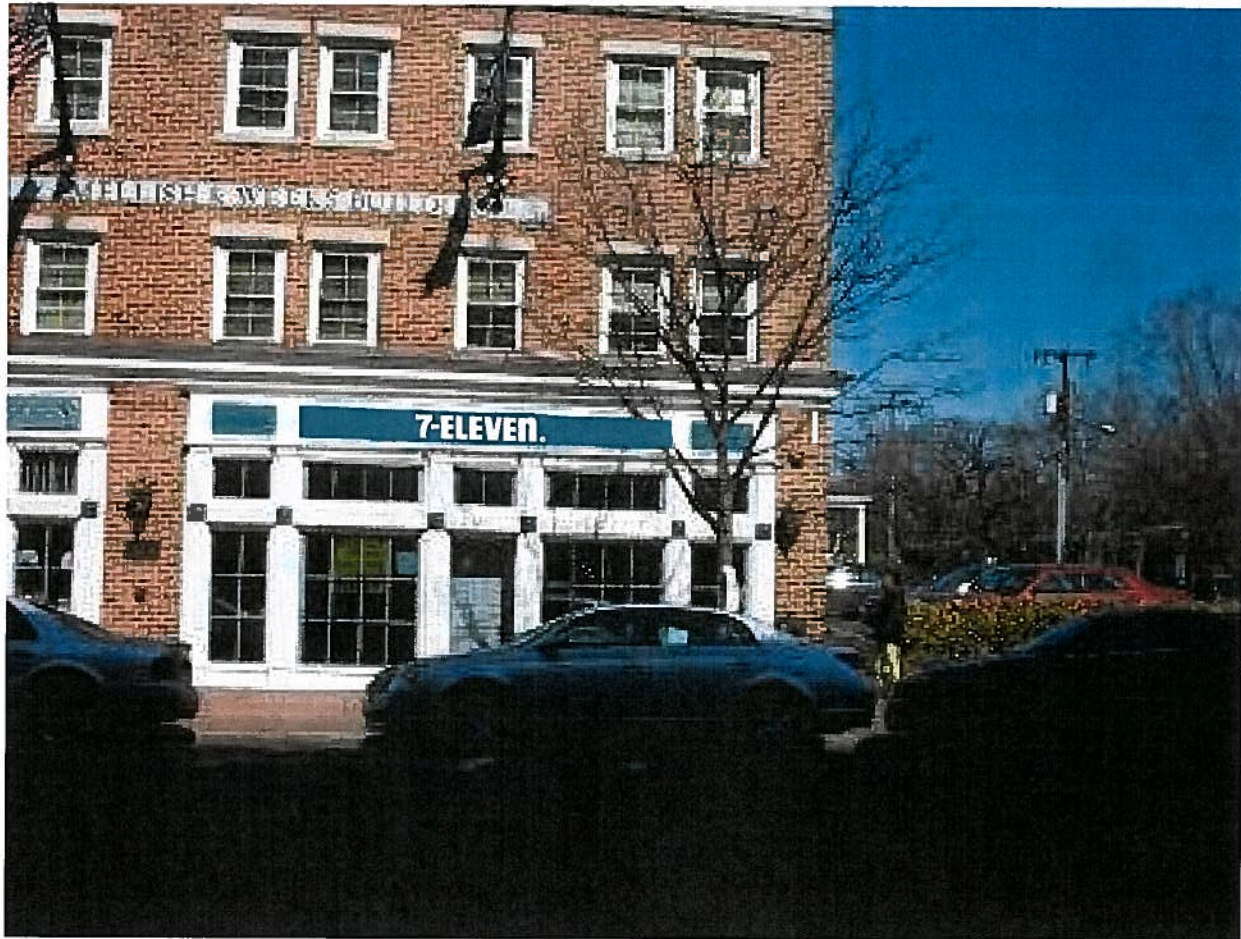
24" x 24" D/F FLAG MOUNT NON-ILLUMINATED SIGN

QTY:1

Approval Signature _____ Date _____

 <small>This is the property of DOWLING SIGNS, INC. © Copyright 2008 ALL RIGHTS RESERVED NO PART MAY BE REPRODUCED WITHOUT WRITTEN PERMISSION</small>	DATE:	3/6/09
	SALESMAN:	LARRY
	DRAWN BY:	SW
	FILE:	KING ST
SCALE:		AS NOTED

SUP 2011-0006



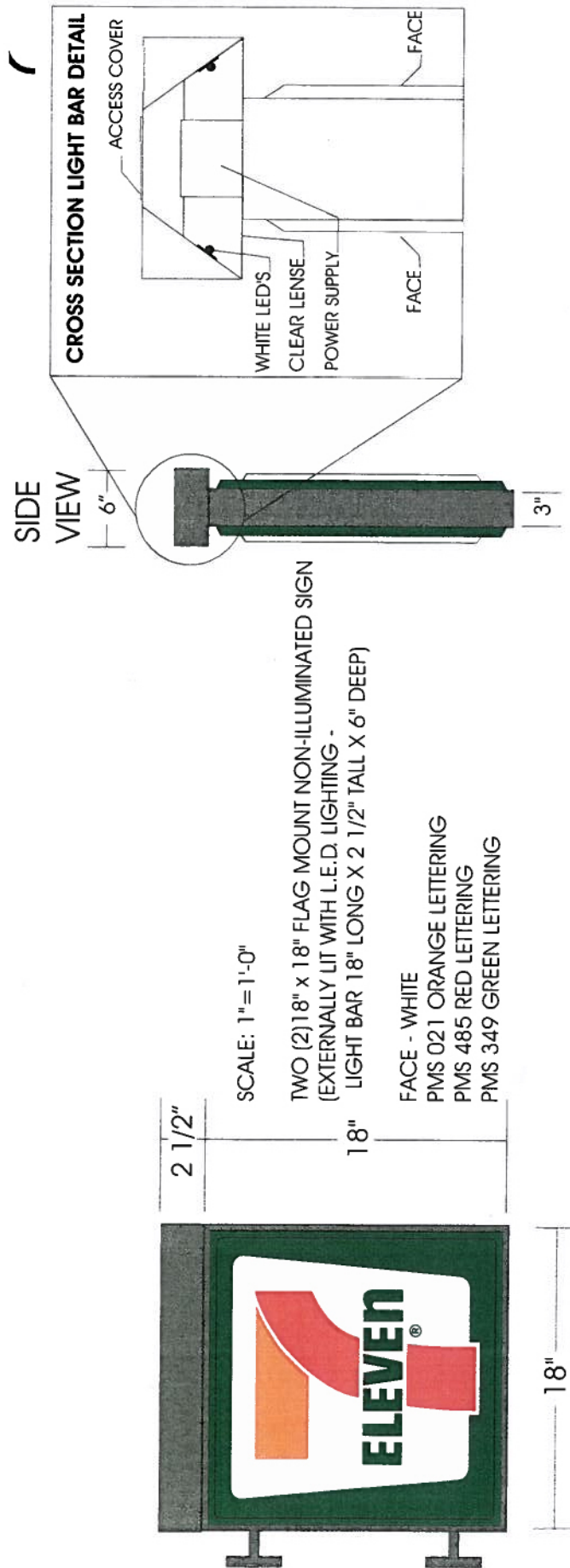
SCALE: 3/4" = 1'-0"

1/4" CUT OUT ALUMINUM PAINTED WHITE
1/2" PIN MOUNTED OFF BUILDING

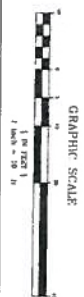
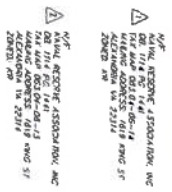
Approval Signature _____ Date _____

 <small>This project is the property of DOWLING SIGNS, INC. © Copyright 2009 All Rights Reserved Excluded from public release</small>	DATE:	3/6/09
	SALESMAN:	LARRY
	DRAWN BY:	SW
	FILE:	KING ST
	SCALE:	AS NOTED

Sup 2011-0006



Page 102 of 102



- [illegible]

1. URBANOV, A. and TONKOV, D. *SOVIET GEOLOGY* 1979, 2009 (PUBLISHED BY DEK MAYER LADN SUDOK, BRN).

MAP OF EXISTING SITE CONDITIONS
FOR SPECIAL USE PERMIT

PROJECT NO.
500-229
DRAWING NO.
C-101
SHEET
1 OF 1
DATE: 9/10/2005



HURON
CONSULTING